

Morgan County Commissioners' Office
231 Ensign Street, P.O. Box 596
Fort Morgan, CO 80701

3-690 Site Specific Development Plan Review Required

A site specific development plan (site plan) will be required to be reviewed for all multi-family structures and all classes of uses in the LI, HI, MH and PD zones. Automobile oriented uses-by-right in the C district on parcels greater than one (1) acre in size will require site specific development plan approval by the County. Site specific development plan submittal requirements and procedures are found in Section 2-530 and following of these Regulations.

- (A) Zone lots in all districts shall have clear and safe access to an approved public or private street. Access points must be approved by the County.
- (B) Acceleration/deceleration lanes may be required to be constructed to provide safe and efficient access to county roads and state highways. This requirement may be imposed as part of site plan reviews.
- (C) Street and road development in all districts will comply with the Morgan County Road Standards.

3-695 Streets and Access

(D) All intersections, driveways, etc. shall be designed to permit vision of oncoming traffic for four hundred feet (400') unless restricted by topography. All plants, trees, bushes, grass, or any other vegetation which restricts the above vision requirement at all intersections shall be kept trimmed to thirty inches (30") above ground level or any lesser height needed to keep the above vision standard clear.

3-710 Water Quality

Uses in all Zone Districts shall be located, designed and operated in accordance with the latest water quality control standards established by the Colorado Water Quality Control Commission and the Federal Environmental Protection Agency.

3-700 Noise

Uses and structures in the A, A/B, C, LI and HI zones shall be located, designed and operated in accordance with the noise standards as established in 25-12-101 C.R.S., 1973, as amended. Uses in the residential districts must confine site-generated noise to the zone lot.

3-715 Radiation and Radioactive Materials

The handling, use, storage and processing of radioactive materials shall be in accordance with the applicable regulations of the State of Colorado and the United States Government in all Zone Districts except the ER, RR, MDR, HDR, MH and PD zones where they are not allowed except for medical purposes involving individual use.

3-705 Air Quality

Uses in all Zones shall be located, designed and operated in accordance with the latest air quality standards established by the Colorado Air Pollution Control Commission and the Federal Environmental Protection Agency.

3-720 Heat

Uses located within all Zones shall not emit heat in such an amount sufficient to raise the temperature of the air or of material at or beyond the lot line.

3-725 Light

Morgan County Commissioners' Office
231 Ensign Street, P.O. Box 596
Fort Morgan, CO 80701

In all Zone Districts, any lighting, including light from high temperature processes such as welding or combustion, shall be designed, located and operated in such a manner as to meet the following standards: sources of light shall be shielded so that beams or rays of light will not shine directly onto adjacent properties; neither the direct nor reflected light from any light source may create a traffic hazard to operators of motor vehicles on public or private streets; no colored lights may be used which may be confused with or construed as traffic control devices.

- (A) All users of land in all Zones shall provide and maintain storm water retention facilities designed to retain the storm water runoff in excess of historic flow from the undeveloped site. The storm water retention facility on a developed site shall be designed for a 100-year storm. The storm water retention facility shall be designed and operated to release the retained water at a quantity and rate not to exceed the quantity and rate of a five-year storm falling on the undeveloped site.
- (B) Buildings, hard surfacing or construction of any non-percolating surface requiring a building permit shall not be constructed until drainage plans for such improvements are approved by County staff.
- (C) Drainage plans are to be included with submittal documents for site specific development plan approval.

3-736 Permanent and Engineered Foundations

Any manufactured home placed or erected in Morgan County must be placed upon a permanent and engineered foundation.

3-730 Property Maintenance

Property located within all Zones except the A and A/B zones shall be maintained in such a manner that grasses and weeds are not permitted to grow taller than six inches (6"). In no event shall the property owner allow the growth of noxious weeds. In the A and A/B District, property owners must employ a program to control the growth of noxious and other weeds as part of either normal farming practices or general property maintenance.

3-735 Drainage Requirements

A permanent and engineered foundation must meet the specifications of either the U.S. Department of Housing and Urban Development (HUD) Publication HUD 7584 dated September 1996 or other such standards adopted and recognized by Morgan County by action of the Board of County Commissioners.

Copies of such County standards or designs shall be maintained and available for inspection at the Planning and Zoning Department. Any permanent and engineered foundation shall include an adequate and permanent perimeter enclosure of wall.

Off-Street Parking and Loading Requirements

3-740 Off-Street Parking

At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure within any residential, commercial, or industrial district in the County, off-street parking spaces shall be provided as specified in these Regulations. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this chapter. Where square feet are specified, the area measured shall be the floor area primary to the functioning of the